

## OCTOBER OPENING OF REALTY SALES CROWDING RECORD

Second Best Week of the  
Year Closes  
Today.

## DECLINE IN LOANS OVER LAST WEEK

County Property Was Most At-  
tractive as Basis for  
Security.

The second best week of 1912 in the number of transactions in realty closed is the distinction attained by this opening week of October. During the week the brokers succeeded in consummating 133 deals, which is but four points below the year's high mark of 137, set in the first week of May.

Thirteen more sales were closed this week than in the first six days of October, 1911, and the latter was 30 per cent in advance of the activity displayed in October, 1910. Should a like success attend the brokers throughout the month, October, 1912, will surely prove a record-breaker.

The high mark for the year in a day's transactions was also crowded by yesterday's business. There were closed forty-four sales, a number which has been exceeded but few times during the current year. Monday was the second best day of the week, when thirty-six sales were completed. Thirty-one deals were closed on Wednesday, and deals passed in thirty cases on Thursday. There were twenty-nine sales consummated on Tuesday, and twenty-three on Saturday. Included in the week's extraordinary business were 321 lots and parcels of real estate.

## Distanced Competitors.

The near-urban district distanced its competitors this week, leading the market with 113 lots sold. The northwest section ranked second, with seventy-five lots conveyed. The outlying suburbs were in third place, with forty-seven parcels transferred, just noting out the southeast section, where forty-six lots changed owners. There were thirty sales in the northeast, and ten in the southwest.

The largest sale of the week involved a consideration of \$10,274. This price was paid by the Young Women's Christian Association for the property at the southwest corner of Thirtieth and I streets, bought from John C. Welch. The purchase included premises 122 to 124 I street and portion of lot 8, which fronts on Thirtieth street in the rear of the other buildings. The fund was raised last spring as the result of a whirlwind campaign among local business men in the interest of the association.

## Other Business Section Sales.

Other sales in the business section this week included premises 1004 E street northwest and 35 to 41 Ninth street northwest. The former was bought by Charles E. Meyer from Frederick A. Linger and Frank D. Garman. The price was not made public. The new owner of the Ninth street property, which includes the southwest corner of Ninth and H streets, is Abram D. Prince. The latter had purchased the property from the Baker estate.

There was a boom in southeast property this week, the record showing forty-six lots in that section changing hands. The largest sale among the lots was made by Arthur C. Moses, who bought the entire frontage on the north side of South Carolina avenue, from Thirtieth to Fourteenth streets. The tract comprised eight original lots and the purchase price was \$12,067.80. It is expected Mr. Moses will improve the property.

## Figures Show Decline.

The activity in the sales department of the realty business did not extend this week to the loan branch. The figures show a decline of \$300,000 from the business of last week. The exact amount borrowed during the past six days was \$448,773.86. To secure the repayment of this amount, 206 lots were encumbered. The average interest rate remained at 5.5 per cent.

Straight loans continued in the van of the market reaching a total of \$203,359.34. The sum of all the notes given for deferred purchase money was \$172,884.50. The output of the building associations was \$72,550.

County property proved the most attractive as a basis for security this week. Loans in that section totaling \$252,542.26. The northwest was next in favor with an aggregate of \$108,796. The record of loans in the other city sections was: Northeast, \$60,954.79; southeast, \$21,461.50; southwest, \$10,000.

## Old Dutch Market Opens Northwest Store

The Old Dutch Market Company today opened a new store at 1778 U street northwest, near the corner of Eighteenth street. The store is of the general attractive type of the other markets of the company in various sections of the city.

## Talks on Highways.

Glenn Brown, secretary of the American Institute of Architects, delivered an address on "Attractive Highways" before the good roads convention at Atlantic City.

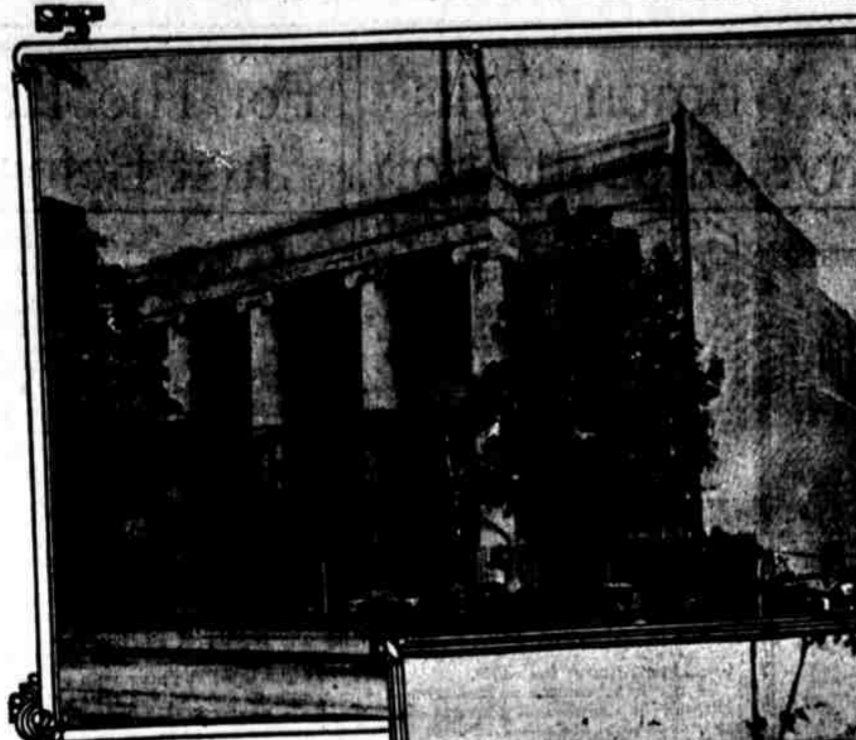
## Buys for Investment.

George L. Whitford has purchased from the Philadelphia Trust Company, executor of the estate of Henry H. Reed, the office building, at 422 Fifth street northwest for \$5,000, for an investment.

## Notable New Government, Educational, and Financial Buildings Nearing Completion

New Station F, City Postoffice, On U Street, Between Fourteenth and Fifteenth Streets.

New \$500,000 Building at the Catholic University, an Honor to Cardinal Gibbons.



## NEW SUBSTATION OF POSTOFFICE TO BE FINISHED SOON

Handsome Building Will Be  
Occupied by November 1.

Station F of the City Postoffice, on the south side of U street, between Fourteenth and Fifteenth streets northwest, will be finished and occupied November 1.

The new substation is said to be the handsomest, from an architectural standpoint, ever erected in the United States, and will be a model of its kind in appliances and equipment to expedite the postal service.

The building is being erected by the M. A. Winter Company, who have leased it to the government for ten years. It has a frontage of fifty-seven feet and a depth of 110 feet and has two floors. The front is of white South Dover marble.

## Will Cost \$50,000.

The architects, Gregg & Leisenring, have designed the building especially for the needs of the postoffice. This is the first time the postoffice has ever had a building erected especially for its own use. It will cost about \$50,000.

It was over the moving of this substation that Mr. Pleasant citizens raised such a protest a year ago. They wanted the station to remain in the old Park road location, where it has been since the first boom growth of the Fourteenth street section.

## Serves Large Section.

This substation, however, will have to care for business and commercial interests in a section that is rapidly taking pre-eminence in the business field. In addition it serves one of the largest, and the most populous residence sections of the city.

The collection and delivery service in the new substation will be on a par with that furnished from the main office. In addition to the car service, it is probable that this station will get one of the collection automobiles operating from the main office in addition to a team or two.

## Seven Houses Sold By Shannon & Luchs

Sales of seven houses in various sections of the city are reported today by Shannon & Luchs. They have sold for William H. Flint and H. C. Sabine to Mrs. Elizabeth Williams Dempsey, the three-story frame dwelling, at 915 Twelfth street northwest, for \$5,500 for an investment.

Another investment sale was that of the dwelling at 333 Fourteenth street northwest for L. G. Henry to John D. Simpson for \$5,000.

Mrs. Edith C. Landon bought from Harry B. Willson the dwelling at 1336 Parkwood street northwest for \$5,250. Mrs. Alva G. Van Horn bought from Harry Wardman the new dwelling at 155 Union Terrace, in the Highview section, for \$3,300. Howard W. Topham bought another Highview house, 58 Rhode Island avenue northeast, for \$4,250. Robert L. Owens bought from Mr. Wardman the new dwelling at 1249 Perry street northwest for \$5,000, and Albrecht Neat bought from the same builder the new dwelling at 747 Hobart street northwest for \$2,750.

## September Building Permits Reach \$841,127

Four hundred and fifty-three building permits, involving an expenditure of \$841,127, were issued during the month of September, according to the monthly report of Morris Hooker, Building Inspector, today. The permits include ninety-nine brick dwellings, \$393,350; one apartment, \$42,000; one store and office, \$24,000; one bank, \$50,000; one garage, \$11,000; 143 brick repairs, \$112,000, and fifty frame repairs, \$12,127.

The following summary will show the distribution of improvements in various sections of the District and their cost:

Building	Repairs, etc.	Total
Northeast.....	\$76,300	\$2,709
Southeast.....	36,700	21,178
Northwest.....	290,400	93,738
Southwest.....	1,562	1,562
County.....	284,033	43,677
	677,433	162,894

## Realty Transfers

Northwest.

601 P street northwest—William H. Richards, trustee, to George C. Round, lot 152, square 44, \$10.

335 O street northwest—Margaret E. Cook to John H. R. Wright, lot 17, square 306, \$10.

Thirty-seventh street northwest, between Prospect and N streets—George L. White to Henry W. Offutt, part lots 51 and 52, square 1223, \$10.

First street northwest, between P and Q streets—Myrtle L. Schofield to Louis and Lena Dick, lot 198, square 553, \$10.

1718 Twelfth street northwest—William H.



Building Being Erected For the Mercantile Savings Fund Society at Tenth street and Grant Place.

Tucker et ux. to James Lee, lot 34, square 207, \$10.

285 N street northwest—Laurence J. Mangano to Harriet E. Finch, lot 257, square 524, \$10.

223 Thirtieth street northwest—Ewald Schmidt, et ux. to Edwin C. Schmidt, lot 223, square 571, \$10.

211 M street northwest—William Sullivan to Mattie R. Baker, lot E, square 13, \$10.

147 Twenty-second street northwest—Mary A. Cady to Henry C. Croyer, lot 18, square 71, \$10. Henry C. Croyer to Ida L. Potts, same property, \$10.

735 to 741 Ninth street northwest—Rufus H. Baker et al., trustees, to Abraham D. Prince, original lot 4, square 406, \$10.

Seventeenth street northwest, between R and S streets—Nannie F. Phillips to Nettie B. Meyers, original lot 12 and part original lots 10 and 11, square 154, \$10.

M street northwest, between Thirty-first and Thirty-second streets—Francis Le. Harbo Smoot et al., to Benoit Baer, Jr., part lot 6, square 1198, \$10.

124 Thirtieth street northwest—Gertrude L. Williams et ux. to William G. to William H. C. Brown, lot 718, square 37, \$10.

Willard street northwest, between Seventh and Eighth streets—Louise M. Gates to Asbury R. Taylor, lot 28, square 101, \$10.

P street northwest, between Twenty-fourth and Twenty-fifth streets—John W. Branner et ux. to Robert A. Zachary, lots 42 to 45, square 213, \$10. Robert A. Zachary conveys same property to Jane and Edith V. Brad, \$10.

1233 Q street northwest—Jane Brad to Robert A. Zachary, lot 75, square 240, \$10.

Thirtieth and I streets northwest—John C. Welch to Young Women's Christian Association, original lot 1, part original lot 3, lots B, C, 19 and 20, square 226, \$10.

1871 L street northwest—Henry W. Hubam, trustee, to Joseph L. Wilson, east one-half original lot 1, square 161, \$10.

12 street northwest—Michael Burkhard et ux. to Charles E. Meyer, east half original lot 12, square 54, \$10.

1124 G street northwest—George W. Blankenship et ux. to Maud Denty, lot 133, square 152, \$10.

124 Thirtieth street northwest—Almira E. Thompson et al. to Byron Loomis, lot 2, square 254, \$10.

N street northwest—Same to same, part lot 2, square 257, \$10. Byron Loomis conveys lot 2 to G. T. Thompson, \$10.

1818 Sixth street northwest—Jacob Stiger et ux. to Annie B. Tanner, lot 44, square 101, \$10.

H street northwest, between Twenty-third and Twenty-fourth streets—Paul N. Peck et ux. to James F. and Wilhelmina Muir, part original lot 15, square 42, \$10.

Twenty-third street northwest—George W. Williams Jenkins et ux. to William H. Baundrow, lots 17 to 20, square 45, \$10.

Thirtieth street northwest—Mary E. Richardson to Isabelle E. Butler, lot 29 and part lot 28, square 275, \$10.

1834 Ninth street northwest—Ernest Schmidt et ux. to Henry H. Hall, lot 11, square 265, \$10.

941 H street northwest—Flora MacLeod to Laura B. Glenn, lot 112, square 82, \$10.

2135 Virginia avenue northwest—James N. Aden et ux. to William F. Smith, lot 64, square 81, \$10.

Q street northwest, between First and Third streets—James R. Brown et al. to Harry and Rebecca Baker, lot 200, square 553, \$10.

Northeast.

East Capitol street and A street northeast, between Seventh and Eighth streets—Lizzie C. Manogue et ux. to William H. Padgett, original lots 2 and 14, square 1065, \$10.

C street northeast, between Fifteenth and Sixteenth streets—Hattie M. Quinter, lots 11, 12, 13, and part lot 14, square 1068, \$10.

Twelfth street northeast—Harry D. Jacob to Charles Green, part lot 45, square 1063, \$10.

K street northeast, between Ninth and Tenth streets—Middleton & Shannon to Alice and Lola V. Role, lot 85, square 552, \$10.

G street northeast, between Eleventh and Twelfth streets—Margaret A. Hook to Edw. E. Kirby, west half original lot 9, square 82, \$10. Edw. E. Kirby conveys same property to Joseph P. and Florence E. Neal, \$10.

Fifth street northeast, between I and K streets—Herman H. Hovensstein et ux. to Radie E. Wright, lot 44, square 87, \$10.

Eight street northeast, between K and L streets—Harry A. Kite et ux. to Annie F. Aiber, lot 52, square 909, \$10.

K street northeast, between Ninth and Tenth streets—Middleton & Shannon to Grace R. Boland, lot 57, square 852, \$10.

1210 G street northeast—Walter C. Quarles et ux. to Theodore B. Gordon, Jr., lot 114, square 1027, \$10.

Southwest.

1259 Half street southwest—Lizzie C. Manogue et ux. to William H. Padgett, lot 44, square 472, \$10.

1258 Sixth street southwest—Ernest F. Ehnert et ux. to Samuel S. Stoker, lot 44, square 472, \$10.

Southeast.

Thirtieth street southeast, between B and C streets and Twelfth street—Washington Real Estate Company, to Harry A. Kite, lots 107 to 110, 113 to 121, square 1033, \$10.

1432 D street southeast—Lucien H. Thompson et ux. to Mary A. Quinter, lot 4, square 1061, \$10.

K street southeast, between Fourteenth and Fifteenth streets—Leroy O'Hair et ux. to Kenneth Realty Company, lots 19 and 20, square 1060, \$10.

Twelfth street southeast, between D and E streets—Asbury R. Taylor et al. to Louise M. Gates, lot 108, square 1018, \$10.

650 B street southeast and 22 and 24 Sixth street southeast—Michael McCormick to Annie F. and Mary E. McCormick, part original lot 2, square 570, and part original lot 12, square 569, \$10.

227 Pennsylvania avenue southeast—Michael McCormick to Dennis M. and Lawrence A. McCormick, part original lot 12, square 762, \$10.

609 and 613 B street southeast—Michael McCormick to Robert L. Montague, trustee, lots 30 and 31, square 760, \$10.

Pennsylvania avenue southeast, between Thirtieth and Fourteenth streets—William H. Harrison et ux. to Judson Otis Harrison, lot 100, square 104, \$10.

Alley between Eleventh and Twelfth streets, South Carolina avenue and D street southeast—William H. Miller et ux. to Ida N. Bishop, part original lots 12 and 13, square 991, \$10.

South Carolina avenue southeast, between Thirtieth and Fourteenth streets—Rufus H. Baker et al., trustees, to Arthur C. Moses, original lots 1 to 1 and 13, square 102, \$10.

123 D street southeast—Charlotte Gray to Emma M. Gordon, part lot 1, square 732, \$10.

Verona street southeast—John Burns, et ux. to James A. Toomey, part original lot 1, square 745, \$10. James A. Toomey conveys same property to John Burns, \$10.

South Carolina avenue southeast, between Second and Third streets—Herman R. Hewes et ux. to Mervel R. and John Boyd, east—William H. Miller et ux. to Ida N. Bishop, part original lots 12 and 13, square 991, \$10.

K street southeast, between Fourteenth and Fifteenth streets—Frank F. Freeman et ux. to Edward A. French, lot 22, square 1004, \$10.

144 E street southeast—Florence D. McAllister et ux. to Thomas A. and Catherine A. Babcock et ux., to John Q. A. Braden, lot 131, square 258, \$10.

Columbia Heights—Edwin E. Elliott et ux. to Hattie E. Elliott, lot 7, block 25, \$10.

Holmes Manor—Charles P. Stone, et al., trustees, to Charles W. King, Jr., lot 25, block 44, \$2,300.

Moore & Harbors Second Addition—William C. Bindlin et ux. to Lena P. Graham, lot 1, square 102, \$10.

Moore & Harbors Addition—Rufus B. Youngs et ux. to Leo Hill, lot 74, block 4, \$10.

Washington Heights—George C. Humphrey et al. to Katharine Emrich, lot 245, \$10.

Holmes Manor—Sarah J. Hardy, et vir. to Joseph M. to Charles J. Walker, lot 125, block 45, \$10.

Palmyra Heights—Joseph Andrews to Mary C. Meid, lot 23, block 4, \$10.

Dobbin's Addition—Charles E. Wire et ux. to Charles A. and Louise M. Schmidt, lot 47, block 20, \$10.

Le Droit Park—Ewald Schmidt et ux. to Edw. A. Schmidt, lot 48, block 12, \$10.

Ingleside—Mary C. Hard to Joseph Andrews, lot 56, block 4, \$10.

Kirkingham—David J. Dunnington et al. to Lillie V. McCullum, lots 25, 26, square 3072, \$10. Same to same; lots 29 to 37, square 3072, \$10.

Washington Heights—Maria B. Dobyns et vir. to Thomas A. to Lewis and William Pierson, lot 84, \$10.

Widow's Hill—George B. Wetzel to Frederick W. Hodge, lot 125, square 258, \$10.

Holmes Manor—Nettie R. Meyers et vir. to Louis H. to Nannie F. Phillips, lots 94 and 95, block 45, \$10.

Washington Heights—George T. Roberts et ux. to John P. Anderson, part lot 27, block 4, \$10.

Wisconsin Avenue Park—Alice Megraw to Daniel C. Leahy, lot 23, square 1728, \$10.

First Addition to Manor Park—Joseph W. Shad et ux. to Norton M. Little, trustee, lots 20 to 25, square 2230; lots 10 to 14, square 2290; lots 5 and 6, square 2291; \$10.

Chillicothe Manor—Robert M. Gray to Leonard L. Techody, part of square 2296, \$10.

West Woodridge—Omar L. Nigh et ux. to Merrill L. Vaughn, lot 5, square 4254, \$10.

First Addition to American University Park—Galen L. Tait et al., trustees, to Guardian Investment Company, lots 11 and 12, block 27, \$10.

Addition to Brookland—Lee Hill to Rufus B. Youngs, lots 4 and 5, block 41, \$10.

Burrville—Estelle Barber to George W. Hutson, lot 1, block 10, section 3, \$10.

Cleveland Park—Josephine D. Peary et al. to Robert E. to Harry A. Kite, part lot 14, square 202, \$10.

Deanwood Heights—Clarence M. DeVelle to Silas S. Thompson, lot 7, block 13, \$10.

Fairfax—Oscar C. Brothers, Jr., to Pattle W. Warren, lot 54, square 660, \$10.

Raul's Addition—John H. Haislip et ux. to George E. Smith and Mattie P. Smith, lot 75, square 200, \$10.

West Woodridge—George E. Mienhardt et ux. to Jennie P. Schriest, lot 7, and part lot 8, square 424, \$10.

Chevy Chase—Fulton R. Gordon et ux. to Adeline M. Fontaine, lots 15 and 16, square 1745, \$10.

## Near-Urban.

Petworth—Charles M. Catlin, et al., trustees, to Benjamin R. Catlin, lot 25, square 22, \$2,700.

MI. Pleasant and Pleasant Plains—Henry H. Babcock et ux., to John Q. A. Braden, lot 131, square 258, \$10.

Columbia Heights—Edwin E. Elliott et ux. to Hattie E. Elliott, lot 7, block 25, \$10.

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